

Description: The purpose of this project is the acquisition, relocation, demolition and clearance of approximately 33 acres of commercial and residential properties for redevelopment. This project is a component of a broader Suitland revitalization initiative to improve the business climate and residential community in the area adjacent to the Suitland Federal Center.

Justification: The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and other enhancements.

Highlights: The construction phase continues. In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority.

Enabling Legislation: Not Applicable

Location		Status	
Address	Suitland & Silver Hill Road, Suitland	Project Status	Under Construction
Council District	Seven	Class	New Construction
Planning Area	Suitland, District Heights and Vicinity	Land Status	Acquisition Complete

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2017
1 st Year in Capital Budget		FY 2017
Completed Design		FY 2021
Began Construction	FY 2022	
Project Completion	FY 2024	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$36,000	\$2,000	\$50,000	\$88,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	28,000	26,000	2,000	—	—	—	—	—	—	—	—
CONSTR	100,000	—	—	100,000	50,000	30,000	20,000	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	10,000	10,000	—	—	—	—	—	—	—	—	—
TOTAL	\$138,000	\$36,000	\$2,000	\$100,000	\$50,000	\$30,000	\$20,000	\$—	\$—	\$—	\$—
FUNDING											
REVENUE	\$28,000	\$26,000	\$2,000	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	110,000	10,000	—	100,000	50,000	30,000	20,000	—	—	—	—
TOTAL	\$138,000	\$36,000	\$2,000	\$100,000	\$50,000	\$30,000	\$20,000	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The existing parking structure is over 30 years old and has begun to experience deterioration. The deterioration is having a negative impact on garage operations and public safety. After reviewing the physical assessment performed by an outside consultant, the Revenue Authority is proposing a \$6.8 million total garage renovation that will address the structural integrity of the building and public safety concerns.

Justification: The demand for parking at the Hyattsville Justice Center is on average 85% to 95% of total capacity. Extending the life of the structure is necessary for operations and revenue generation. A comprehensive 2014 assessment of the overall site revealed a number of structural and safety issues that would need to be addressed within the next few years.

Highlights: Stage 1 renovations were completed in FY 2022. In FY 2024, Stage 2 renovations will begin due to a major redevelopment project on the site.

Enabling Legislation: Not Applicable

Location		Status	
Address	499 Rhode Island Avenue, Hyattsville	Project Status	Completed
Council District	Two	Class	Rehabilitation
Planning Area	Hyattsville, Riverdale, Mt. Rainer - Brentwood	Land Status	Publicly Owned Land

PROJECT MILESTONES

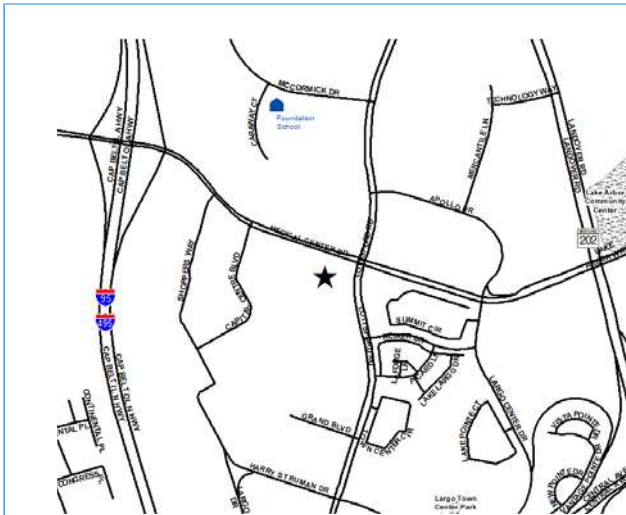
	Estimate	Actual
1 st Year in Capital Program		FY 2017
1 st Year in Capital Budget		FY 2017
Completed Design		Ongoing
Began Construction	FY 2024	
Project Completion	TBD	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$1,200	\$5,600	\$0	\$6,800

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	6,800	1,200	5,600	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
TOTAL	\$6,800	\$1,200	\$5,600	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$6,800	\$1,200	\$5,600	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$6,800	\$1,200	\$5,600	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Location		Status	
Address	Lottsford Road & Medical Center Drive, Largo	Project Status	Completed
Council District	Six	Class	New Construction
Planning Area	Largo-Lottsford	Land Status	No Land Involved

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2019
1 st Year in Capital Budget		FY 2019
Completed Design		FY 2020
Began Construction		FY 2020
Project Completion		FY 2022

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$1,291	\$1,291	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	32,341	31,461	880	—	—	—	—	—	—	—	—
EQUIP	806	806	—	—	—	—	—	—	—	—	—
OTHER	5,562	1,262	4,300	—	—	—	—	—	—	—	—
TOTAL	\$40,000	\$34,820	\$5,180	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$40,000	\$34,820	\$5,180	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$40,000	\$34,820	\$5,180	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	

Description: The University of Maryland Capital Region Medical Center Parking Facility will be a 1,100 space garage. The garage will be constructed to support the new hospital and adjacent medical office building. In addition to transforming the health care environment in the County, the Medical Center will play a significant role in the redevelopment of Largo Town Center, one of the first areas designated to be Downtown Prince George's.

Justification: The University of Maryland Capital Region Medical Center will generate an anticipated 3,279 direct construction jobs in the County, which will be created from the \$429.5 million construction budget. Approximately \$634.9 million in economic development activity is expected to be generated, with 4,853 total jobs supported because of project construction. An anticipated \$397 million in economic activity in Prince George's County will be directly generated from the Regional Medical Center, with the support of 2,641 additional workers.

Highlights: The University of Maryland Capital Region Medical Center Parking Facility is completed. In FY 2024, remaining reserves will be used for ongoing maintenance.

Enabling Legislation: Not Applicable

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$34,820	\$5,180	\$0	\$40,000



Description: The Suitland Workforce Housing - Building K project will be the first of its kind in Suitland, Maryland. In coordination with development plans already in place, the Suitland area is going through major redevelopment and this project is earmarked to provide housing to those members of the community such as teachers, firefighters, and police forces.

Justification: The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and other enhancements.

Highlights: In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority. A designated development team will manage construction and operation of the project until it reaches stabilization at which point it will be turned back over to the Revenue Authority. This project is currently going through the approval process with planned construction to begin in 2023.

Enabling Legislation: Not Applicable

Location		Status	
Address	Naylor Road, Suitland	Project Status	Design Stage
Council District	Seven	Class	New Construction
Planning Area	Suitland, District Heights and Vicinity	Land Status	Acquisition Complete

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2023
1 st Year in Capital Budget		FY 2023
Completed Design	FY 2023	FY 2023
Began Construction	FY 2023	
Project Completion	FY 2025	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$106,000	\$34,000	\$140,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	2,000	—	2,000	—	—	—	—	—	—	—	—
CONSTR	110,000	—	74,000	36,000	30,000	6,000	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	38,000	—	30,000	8,000	4,000	4,000	—	—	—	—	—
TOTAL	\$150,000	\$—	\$106,000	\$44,000	\$34,000	\$10,000	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$150,000	\$—	\$106,000	\$44,000	\$34,000	\$10,000	\$—	\$—	\$—	\$—	\$—
TOTAL	\$150,000	\$—	\$106,000	\$44,000	\$34,000	\$10,000	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Location		Status	
Address	Suitland Road & Rose Park Drive, Suitland	Project Status	Design Not Begun
Council District	Seven	Class	New Construction
Planning Area	Suitland, District Heights and Vicinity	Land Status	Acquisition Complete

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2024
1 st Year in Capital Budget		FY 2024
Completed Design	TBD	TBD
Began Construction	FY 2024	TBD
Project Completion	FY 2027	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$121,500	\$121,500

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3,500	—	—	3,500	3,500	—	—	—	—	—	—
CONSTR	232,500	—	—	232,500	112,000	80,000	35,000	5,500	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	14,000	—	—	14,000	6,000	4,000	3,000	1,000	—	—	—
TOTAL	\$250,000	\$—	\$—	\$250,000	\$121,500	\$84,000	\$38,000	\$6,500	\$—	\$—	\$—
FUNDING											
OTHER	\$250,000	\$—	\$—	\$250,000	\$121,500	\$84,000	\$38,000	\$6,500	\$—	\$—	\$—
TOTAL	\$250,000	\$—	\$—	\$250,000	\$121,500	\$84,000	\$38,000	\$6,500	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The purpose of the project is to provide conduit debt financing to a 245-unit garden style apartment building in Hyattsville, Maryland. The 8.76-acre site was acquired through a joint venture between the Washington Housing Conservancy and National Housing Trust Communities under the County's Right of First Refusal (ROFR) program in 2021. The financing will allow for the conversion of mezzanine debt to tax-exempt debt.

Justification: Pursuant to the Revenue Authority Act, the Revenue Authority is authorized to issue bonds for purposes of financing or refinancing the "cost" of a "project" (as such terms are defined in the Revenue Authority Act), including financing of such authority, the Revenue Authority expects to issue the bonds for purposes of refinancing existing debt related to the Housing Manor Project. The project will include 40% of the units at 60% of Area Median Income (AMI) and 35% of the units at 80% of AMI.

Highlights: The conduit debt transaction is expected to close in August 2023. For 2024 "Other" funding is tax-exempt, conduit debt financing issued by the Revenue Authority.

Enabling Legislation: Not Applicable

Location		Status	
Address	3326,3342 Lancer Drive, Hyattsville	Project Status	Design Not Begun
Council District	Two	Class	Rehabilitation
Planning Area	Hyattsville	Land Status	No Land Involved

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2024
1 st Year in Capital Budget		FY 2024
Completed Design		FY 2022
Began Construction		FY 2022
Project Completion		FY 2022

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$10,000	\$10,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	—	—	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	10,000	—	—	10,000	10,000	—	—	—	—	—	—
TOTAL	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	